

File #150610
Received in Committee
6/15/15



San Francisco Rent Board

FY 2015-16 & FY 2016-17 Budget Overview





San Francisco Rent Board

Mission



In response to a housing crisis in April of 1979, the San Francisco Board of Supervisors enacted the Residential Rent Stabilization and Arbitration Ordinance.

As stated in the Ordinance, the mission of the Rent Board is “to safeguard tenants from excessive rent increases and, at the same time, to assure landlords fair and adequate rents consistent with Federal Anti-Inflation Guidelines.”

The Ordinance also protects tenants from unjust evictions, in order to help preserve the ethnic and cultural diversity that is uniquely San Francisco.





San Francisco Rent Board *Services*



Public Information and Counseling –

To accomplish its mission, the Rent Board provides information to the public regarding the rights and responsibilities of landlords and tenants under the local Rent Ordinance and Rules and Regulations.

Administrative Hearings and Appeals –

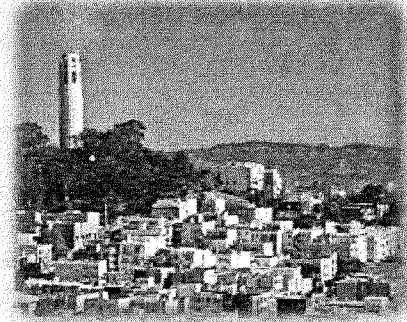
The Board also provides landlord/tenant arbitration, mediation and alternative dispute resolution services through hearings before Administrative Law Judges.

The Rent Board is dedicated to the fair and neutral administration and enforcement of the City's Rent Ordinance and is committed to evenhanded treatment of both landlords and tenants.





San Francisco Rent Board *Workload Statistics*



	FY2012-13	FY2013-14	% Change	FY2014-15*	% Change	Two Year
Total Petitions	1,522	1,742	14%	2,006	15%	32%
Tenant Petitions	906	1,127	24%	1,308	16%	44%
Landlord Petitions	616	615	0%	698	13%	13%
Ellis Petitions	57	76	33%	51	(33%)	(11%)
Eviction Notices	1,934	2,064	7%	2,165	5%	12%
Buyout** Agreements	n/a	n/a	n/a	25	n/a	n/a
Declarations re. Disclosures**	n/a	n/a	n/a	128	n/a	n/a

*Projected from end of May 2015 data. ** Data from March 7, 2015 through June 7, 2015

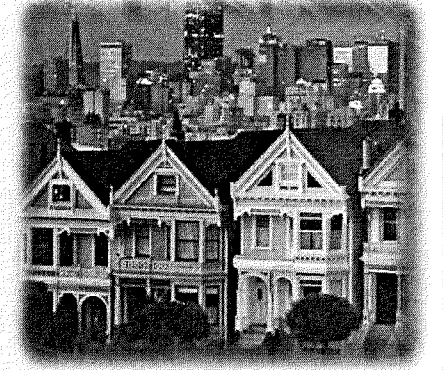
San Francisco Rent Board





San Francisco Rent Board

Legislative Changes in FY2013-15



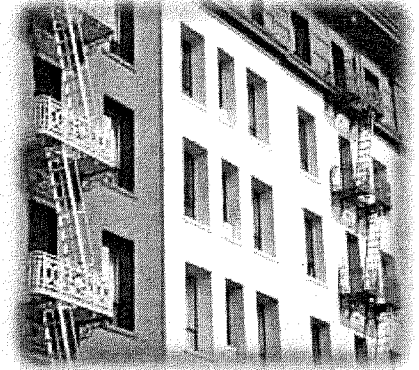
- BMR unit preference for Ellis tenants (effective 1/17/14)
- Merger of units prohibited if no-fault eviction (effective 1/26/14)
- Enlargement/Alternation/Reconstruction prohibited if no-fault eviction (effective 1/26/14)
- Mandatory soft story retrofit (effective 6/18/13) + Removal of housing services for soft story retrofits (effective 8/30/14) + Capital improvement hardship applications (effective 11/2/13)
- Prop. M harassment hearings (effective 2/14/14)
- Increased Ellis relocation compensation (effective 6/1/14)
- Requirement to file buyouts and disclosures (effective 3/7/15)
- Proposed Eviction Early Warning System
- Transition Housing Hearings for the Villages at Treasure Island
- Public Housing Relocation Hearings
- Proposed Eviction Protection Amendments
- Proposed Neighborhood Preference for Affordable Housing





San Francisco Rent Board

Budget Changes



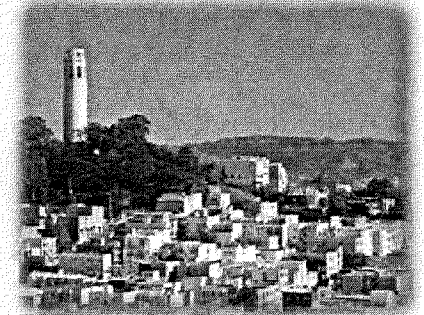
	2013-14	2014-15		2015-16		2016-17	
	Approved Budget	Approved Budget	Proposed Budget	Change from 2014-15	Proposed Budget	Change from 2015-16	
Total	\$6,233,794	\$6,627,162	\$6,942,409	\$315,247	\$7,029,527	\$87,188	
				+4.8%		+1.3%	
Total FTE	29	30	31	1	31	0	





San Francisco Rent Board

Rent Board Fee



The Rent Board Fee in FY2014-15 was \$36 per year (\$18 for SRO units).
The Department receives no General Fund support.

In previous years, the Department's surplus from the prior year was applied in order to reduce the amount of the fee.

The fee will be determined by the Controller at the end of July.





San Francisco Rent Board

Goals and Initiatives



- Implement new legislation, including providing updated informational materials to the public.
- Increase the number of documents translated and begin translation into Filipino (Tagalog).
- Streamline petition processing procedures in order to process increased workload more efficiently.

